



## **Advertisement**

### **Project Description**

Proposals are hereby solicited from design professionals interested in providing services for the design and construction administration of the Santa Rosa Residential Hall Fire Safety and Renewal. The structure houses 412 students in 214 residential units. The original building is 87,000+ square feet and was constructed in 1954 with two renovations, one occurring in 1987 and the other in 1999. The current projected construction budget is approximately 5.3 million dollars and consists of the following elements:

- New Fire Alarm and panel system.
- New Fire Sprinkler system.
- All windows to be replaced in student rooms, laundry areas and housekeeping offices.
- All flooring in residential areas to be replaced.
- Interior work including new window coverings & fabric covered walls in selected student rooms and renovation of conference spaces.
- Replace all lighting in corridors and bathrooms to meet new energy standards.
- Replace all low voltage data/communications & cable TV wiring in student residence rooms, common spaces, classrooms and lounges.
- Exterior door security to be upgraded- conduits installed to support future access control equipment.
- Selected kitchen facilities in Residence Hall to be upgraded.
- Boilers replaced per Campus energy conservation design standards.

The building will meet the criteria for LEED Certification, with Gold as goal, Silver as minimum standard. The date for completion of construction is September 3, 2012. The construction time of the project is of monumental importance due to the occupancy necessity. Construction must be completed in total, within the framework of a start date of June 21, 2012 and a completion on or before September 3, 2012.

### **Scope of Services**

The scope of professional services will be broken down into the following 2 phases:

The first phase will be a facility review including but not limited to: code compliance review, preliminary design and the preparation of a Detailed Project Program (DPP) consisting of a project cost plan and all architectural & engineering requirements for the renovation. This effort will seek to integrate all of the Campus's requirements for the Fire

Safety and Renewal within the strict constraints of the existing building, schedules and budgets.

At the conclusion of the DPP the project shall be clearly defined and all project goals shall be addressed. The cost estimates from this phase must be adequate to assure the Campus that the Project as defined in the DPP can be built as the DPP document will serve as the guide for the duration of the Project. Authorization to proceed with the documents will be contingent on satisfactory completion of this initial stage, project approvals and appropriation of funding by the University.

During the second phase, the scope of services will include architectural and engineering design of the Project including a completed Schematic phase which will address all design issues, Design Development phase which shall resolve any and all limitations of the existing facility with all infrastructure components adequately designed. It is the intent of the Scope of Services to have all fire alarm and fire sprinkler design and construction documents completed, reviewed and final approval from the Campus' Fire Marshal prior to the project's construction bid. Due to construction time restraints, project issues need to be resolved in a timely manner and estimates updated after each phase of documentation. Preparation of construction documents with updated cost estimates, support services during the project administrative and any environmental approval process, bidding assistance and construction phase administrative services and as built documentation will complete the scope of work.

While it is anticipated that funding will be obtained, there is no assurance that funds will be received for the project noted. Selection of the design professional will follow standard University procedures.

### **Instructions for Application**

Design teams with qualifications that include experience in the design of projects similar in scale and scope are encouraged to respond. A copy of the Request for Proposal form will be

available on our home page: <http://facilities.ucsb.edu/contracts/proposals/> or call Jill Monthei (805) 893-2661x 2211 for assistance.

Six (6) sets of the Proposal must be returned to the attention of:

Maryann Johansson, Associate Director, Design and Construction Services – Facilities Management Bldg. 439, Office of Design and Construction, University of California, Santa Barbara, CA 93106-1030 no later than 4:00 PM, April 27, 2011.

- **Affirmative Action Statement**

Each candidate firm will be required to show evidence of its equal employment opportunity policy. Every effort will be made to ensure that all persons, regardless of race, religion, sex,

color, ethnicity and national origin have equal access to contracts and other business opportunities with the University.